

**PROVIDENCE HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MEETING: February 24, 2011**

PHA Conference Room 100 Broad Street Providence, RI 02903

CALL TO ORDER

Chairman Waldman called the meeting to order at 5:02 PM.

ROLL CALL

The Executive Director called the roll:

Present: Absent:

Paul F. Waldman Hilary Silver (excused)

Roger Giraud John Igliazzi

Robert Clarkin

Dorothy Waters

JT Taylor

Dolores Casella

Venuz Madrid

Barbara Fields

Nick Narducci

Kevin Jackson

Ten members were present constituting a quorum to conduct business.

APPROVAL OF MINUTES (2-03-1)

Commissioner Taylor moved to approve the meeting minutes of 2-03-11. The motion was seconded by Commissioner Cascella. The chairman called for a vote. The minutes were approved unanimously.

RESIDENT'S COMMENTS

No resident comments.

CHAIRMAN'S REPORT

Welcome New Board Member

Chairman Waldman welcomed Councilman Kevin Jackson to the PHA board of commissioners. Councilman Jackson is the currently the longest serving city councilman in Providence, having been on the council for Ward 3 for 16 years. We are happy to have him join the board.

Commissioner Clarkin has rescinded his resignation and will remain on the board, since Commissioner Fields will be resigning.

Chairman Waldman also announced that President Obama has appointed Barbara Fields to the position of Regional Administrator at HUD for the New England Region. She has served honorably on the PHA Board of Commissioners for almost five years, and he wished her well in her new endeavor.

Board Retreat Details

Chairman Waldman stated that the board retreat will be held from the afternoon of April 15th through the morning of April 17th. He urged the Commissioners to arrive by 2pm in order to have time to check in and start the afternoon session by 3pm.

Committee Appointments

Chairman Waldman had announced the board committee appointments at the last meeting, and he asked if the commissioners had any questions. No questions were offered. He informed Commissioner Jackson that he would be serving on the Resident Services Committee. Commissioner Jackson accepted the appointment.

COMMITTEE REPORTS:

Asset Management/Capital Improvements

Commissioner Madrid presented the committee's report citing progress on projects that have been completed, including balcony panels at Hartford Park and security cameras at all of the elderly/disabled hi-rises. [See the attached committee report.]

Budget, Finance & Audit Committee

Commissioner Giraud stated that the committee met prior to the board meeting for a briefing from the CFO Donna Pariseau. He stated the PHA's finances are currently better than forecasts and estimates, despite the variations in the proration received from HUD during the

fiscal year. [See the attached committee report.]

Resident Services Committee

Melissa Sanzaro, Special Projects Officer, reported that the PHA received Social Innovation Funds from LISC to establish a Family Success Center at 50 Laurel Hill Avenue, and the implementation stage is already underway. The Smoke-Free program is being well received by the residents of the hi-rises. [See the attached committee report.]

EXECUTIVE DIRECTOR'S REPORT:

Monthly Management Report

The Executive Director presented the January MMR to the board and asked the board members to review the MMRs and to get in touch with him if they have any questions or comments. He further stated that the MMR will indicate that all key performance indicators are on target.

Items in Board Packet

This month's packet contained a copy of the quarterly PHA News, and also a copy of the flyer that will be used to promote the existing teen center at Chad Brown, and the new locations at Hartford Park and Manton Heights. There is an article from the HUD news website about Barbara Fields' new position as New England Regional Administrator, and an email alert from the Public Housing Authorities Directors Association about the cuts to the 2011 budget.

Capital Fund Programs Status Report

Mr. O'Rourke informed the board that all of the capital fund projects are on schedule, and that in addition to the brief status report in the monthly management report, there would be a comprehensive report including a slide show at the board retreat. The renovations to the offices at 100 Broad Street are underway, but will be modified to reflect the upcoming capital improvement budget cuts.

Grants Status

The Executive Director informed the board that the PHA has two significant outstanding grants that we are waiting for HUD to select and award. The grants are:

- Choice Neighborhood Initiative Planning grant (\$250,000)**

This planning grant was submitted on behalf of a partnership comprised of the city's Planning Department, LISC-RI, the Olneyville Housing Corporation and the PHA. If awarded, these funds will allow the partnership to plan to prepare the Manton Heights development and the surrounding Olneyville/Manton neighborhood revitalization. The grant will be used to prepare to plan for a larger (multi-million dollar) implementation grant.

- Capital Fund Training and Child Care Facility grant (\$5.0 million)**

This recently submitted grant would allow us to build a child care and training center at Hartford Park. We have partnered with the Community College of RI for the training element and with Children's

Friends and Services for the child care element.

FY2011 & FY2012 Federal Budget

Mr. O'Rourke briefed the board on the status of the FY2011 (current year) and 2012 federal budgets and their impact on the PHA's operations and programs. Using two slides, he stated that the cuts were not as bad as he expected for FY2011, but they will, if approved (doubtful) leave us with less funds than anticipated. Operating subsidy was (in the budget) reduced by approximately 3%-4.2%. This would not affect the PHA in a serious way, since we have reserves to sustain us. The Capital Funds Program, however, is reduced by 43% and would have a major impact on our modernization efforts. Section 8 Administrative Fees would also be reduced by approximately 20%, which is approximately \$500,000 from our planned budget. This impact is somewhat mitigated by the outstanding admin fee reserve we currently enjoy.

It remains to be seen if these reductions will become law. The Senate has stated they will not accept the cuts. This may result in a showdown and possibly a government shutdown. What makes this difficult for us is that we are in the eighth month of the year and any reductions at this time of year will be difficult.

The Administration has submitted their FY2012 budget. The most serious issue with the FY2012 budget is the shortfall in operating subsidy. The Administration is seeking only \$3.8 billion, when our

professional associations state that \$4.9 billion is necessary to fund at 100% of operating subsidy. HUD claims they will make up the entire difference between budgeted amounts and need by having housing authorities use their “excess” reserves. We do not have excess reserves. Our reserve level is just where we need to be with approximately 3-4 months of expenses in cash reserves available. [See attachment.]

Board Self-Assessment

Mr. O’Rourke requested that the board members complete the annual Board Self-Assessment questionnaire included in their packets. The information obtained from the survey assists in preparing training plans and presentations for the board in the upcoming year, and board training and development retreat topics. [See the attached questionnaire].

RESOLUTIONS

- There were no resolutions

OLD BUSINESS

- There was no old business

NEW BUSINESS

- There was no new business

ADJOURNMENT

There being no further business, Chairman Waldman accepted a motion to adjourn from Commissioner Narducci, seconded by Commissioner Madrid. The meeting adjourned at 5:38 PM.

Minutes Submitted and Approved By:

Beth Herosy	Stephen J. O'Rourke
Recording Secretary	Executive Director